

SAN JUAN UNIFIED SCHOOL DISTRICT

MEASURE P

SAN JUAN UNIFIED SCHOOL DISTRICT CLASSROOM REPAIR MEASURE. To prepare students for college/careers by repairing/upgrading aging classrooms; leaky roofs; math/science labs; removing asbestos/lead; improving education by retaining/attracting quality teachers in safe/clean schools; shall San Juan Unified School District's measure authorizing \$950,000,000 in bonds at legal rates, levying rates of approximately 6¢/\$100 of assessed value be adopted, generating approximately \$55,600,000 annually while bonds are outstanding, requiring funds remain local, public disclosure of spending, citizens' oversight/independent audits?

IMPARTIAL ANALYSIS OF MEASURE P

Prepared by County Counsel

The California Constitution and Education Code authorize school districts to issue bonds for specified purposes if approved by the voters within district boundaries. Measure P was placed on the ballot by the governing board of the San Juan Unified School District ("District"). If approved, Measure P would allow the District to incur bonded indebtedness up to a maximum amount of \$950 million dollars. The proceeds from the issuance and sale of such general obligation bonds could only be used for the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, replacement, furnishing, and/or equipping of school facilities of the District. Measure P lists the specific school facilities projects that the District intends to finance by the proposed bond sales.

No funds derived from bond sales may be used for general school operating expenses, including administrator and teacher salaries or pensions, or for any purpose or project other than those expressly stated in the measure.

To ensure that funds are spent only as specified in the measure, Measure P requires: 1) the appointment of a citizen's oversight committee; 2) completion of annual independent performance and financial audits; 3) establishment of a separate account in which proceeds of bond sales will be deposited; and 4) submission of an annual status report to the Board.

If Measure P is passed, the actual dates of sale and the amount of bonds sold would be governed by the District based on the need for construction funds and other factors. If Measure P is approved, the tax rates necessary for payment of principal and interest on any bonds sold will largely be dictated by the timing of the bond sales, the amount sold at a given sale, market interest rates at the time of each sale (although in no event greater than the maximum bond interest rate allowed by law), as well as actual assessed valuation of taxable property in the District over the term of repayment. The District's Tax Rate Statement contains the best estimates of tax rates required to service the bond debt. The District estimates the average annual tax rate levy to fund this bond is \$60.00 per \$100,000 of assessed valuation. The final fiscal year in which the tax is anticipated to be collected will be 2054-55. The District estimates that the total amount repayable during the life of the bond, including principal and interest, is approximately \$1,500,000,000.

Passage of Measure P requires approval by 55% of the voters voting thereon.

A "YES" vote on Measure P means you wish to allow the District to issue bonds in an amount not to exceed \$950 million dollars.

A “NO” vote on Measure P means you do not wish to allow the District to issue the proposed bonds.

“Approval of Measure P does not guarantee that the proposed project or projects in the San Juan Unified School District that are the subject of bonds under Measure P will be funded beyond the local revenues generated by Measure P. The school district’s proposal for the project or projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond measure.”

*****YOU CAN FIND THE MEASURE ARGUMENTS FOLLOWING THE FULL TEXT OF THIS MEASURE*****

FULL TEXT

SAN JUAN UNIFIED SCHOOL DISTRICT CLASSROOM REPAIR MEASURE P

DISTRICT FINDINGS

San Juan Unified School District (the “District”) is committed to providing a high quality education to all students in safe, clean schools. The District has conducted a thorough assessment of its school facility needs and received input from teachers, staff and the community and evaluated the District’s urgent and critical needs, and believes it has well over \$2 billion in facilities needs, including to fix deteriorating classrooms, leaky roofs, water pipes, plumbing, bathrooms, and electrical wiring; remove asbestos and lead paint; provide safe drinking water, and replace outdated security and fire safety systems.

The District believes that continued improvements to school facilities, including the potential acquisition of sites or of school facility relocations, will improve the quality of education for students while helping the District continue to attract and retain high quality teachers. The District is committed to ensuring students have access to a well-rounded education by upgrading music, visual and performing arts facilities, and learning environments needed to support career technical education and modern learning. The District believes that updating instructional technology will equip our students with skills and a solid background in science, math and technology needed to succeed in college and careers; and

This measure will benefit local District schools, and no funds can be taken away by the State of California (the “State”) or other school districts, and by law, no money can be used for administrator salaries. This measure requires strict fiscal accountability protections including public disclosures of all spending, mandatory annual audits and an independent citizens’ oversight committee to ensure funds are managed and spent properly.

Current District schools include: Albert Schweitzer • Andrew Carnegie • Arcade • Arden • Arlington Heights • Bella Vista High School • Billy Mitchell • Cambridge Heights • Cameron Ranch • Carmichael • Carriage Drive • Casa Roble Fundamental High School • Charles Peck • Cottage • Coyle Avenue • Del Dayo • Del Campo High School • Del Paso Manor • Dyer-Kelly • Earl Legette • El Camino Fundamental High School • El Sereno High School • Encina High School • General Davie, Jr. Primary Center • Gold River • Grand Oaks • Green Oaks Fundamental • Greer • Harry Dewey Fundamental • Howe Avenue • La Vista • Littlejohn • James Cowan Fundamental • John Barrett • Katherine Johnson • Kingswood • La Entrada • Laurel Ruff • Lichen • Louis Pasteur • Mariemont • Mariposa Avenue • Mary

Deterding • Marvin Marshall • Meraki • Mesa Verde • Mira Loma • Mission Avenue Open • Northridge • Oakview Community • Orange Grove • Orangevale Open • Ottomon • Palisades • Pasadena Avenue • Pershing • Ralph Richardson • Rio Americano • Roberts • San Juan • Sierra Oaks • Skycrest • Starr King • Sunrise Technical Center • Sylvan • Thomas Coleman • Thomas Edison • Thomas Kelly • Trajan • Twin Lakes • Whitney Avenue • Will Rogers • Winston Churchill • Winterstein • Woodside.

BOND AUTHORIZATION

By approval of this measure by at least 55% of the registered voters voting on the measure, the District will be authorized to issue and sell bonds of up to \$950,000,000 in aggregate principal amount, at interest rates not to exceed legal limits and to provide financing for the specific types of school facilities projects listed in the Bond Project List included below, subject to all the accountability requirements specified below.

ACCOUNTABILITY REQUIREMENTS

The provisions in this section are specifically included in this measure in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

The Bonds may be issued under the provisions of the California Education Code (starting at Section 15100), under the provisions of the California Government Code (starting at Section 53506), or under any other provision of law authorizing the issuance of general obligation bonds by school districts and community college districts. The Bonds may be issued in series by the District, from time to time, and each series of Bonds shall mature within the legal limitations set forth in the applicable law under which the Bonds are issued.

Evaluation of Needs. The Board of Education of the District (the “Board”) has identified detailed facilities needs of the District, and has determined which projects to finance from a local bond. The Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List described below.

Independent Citizens’ Oversight Committee. Following approval of this measure, the Board will establish an independent citizens’ oversight committee, under Education Code Sections 15278 and following, to ensure bond proceeds are expended only on the types of school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the Board.

Performance Audits. The Board will conduct annual, independent performance audits to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

Financial Audits. The Board will conduct annual, independent financial audits of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

Government Code Accountability Requirements. As required by Section 53410 of the Government Code, (1) the specific purpose of the bonds is set forth in this Full Text of the Measure, (2) the proceeds from the sale of the bonds will be used only for the purposes specified in this measure, and not for any other purpose, (3) the proceeds of the bonds, when and if issued, will be deposited into

a building fund to be held by the Sacramento County Treasurer, as required by the Education Code, and (4) the Superintendent of the District shall cause an annual report to be filed with the Board not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in this measure, as required by Sections 53410 and 53411 of the Government Code.

NO TEACHER OR ADMINISTRATOR SALARIES

Proceeds from the sale of bonds authorized by this measure shall be used only for the purposes specified in Article XIII A, Section 1(b)(3), specifically the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, and the acquisition or lease of school facilities, and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

STATE MATCHING FUNDS

The following statement is included in this measure pursuant to Education Code Section 15122.5: Approval of this measure does not guarantee that the proposed projects that are the subject of bonds under this measure will be funded beyond the local revenues generated by this measure. The District's proposal for the projects described below may assume the receipt of matching state funds, which, if available, could be subject to appropriation by the Legislature or approval of a statewide bond measure.

INFORMATION ABOUT ESTIMATES AND PROJECTIONS INCLUDED IN BALLOT

Voters are informed that any estimates or projections in the bond measure or ballot materials, including relating to estimated tax rates, the duration of issued bonds and related tax levies and collections are provided as informational only. Such amounts are estimates and are not maximum amounts or limitations on the terms of the bonds, the tax rate or duration of the tax supporting repayment of issued bonds. Such estimates depend on numerous variables which are subject to variation and change over the term of the District's overall facilities and bond financing plan, including but not limited to the amount of bonds issued and outstanding at any one time, the interest rates applicable to issued bonds, market conditions at the time of sale of the bonds, when bonds mature, timing of project needs and changes in assessed valuations in the District. As such, while such estimates and approximations are provided based on information currently available to the District and its current expectations, such estimates and approximations are not limitations and are not binding upon the District. In addition, the abbreviated and condensed statement of the bond measure presented to voters which is subject to a word count limitation imposed by State law does not limit the scope and complete meaning of the measure provided in this Full Text of Bond Measure and related ballot materials.

BOND PROJECT LIST

Scope of Projects. Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, and/or replacement of school facilities of the District, including the furnishing and equipping of school facilities, at all current and future sites and properties.

School Facility Project List. The items presented on the following list provide the types of school facilities projects authorized to be financed with voter-approved bond proceeds. Specific examples included on this list are not intended to limit the types of projects described and authorized by this

measure. The types of projects listed below and/or outlined in the District's Facilities Master Plan, as may be updated from time to time, and incorporated herein by reference, are authorized at all existing sites of the District and all sites that may be acquired by the District in the future:

- Construct, modernize, renovate or replace classrooms, restrooms and other District facilities, including providing furnishings and other equipment
- Acquire and construct new schools, sites and facilities
- Improve vocational and career educational classrooms
- Improve the safety of drinking water in schools
- Construct and update science and technology facilities, including computer labs
- Construct and/or improve multi-purpose rooms, libraries, cafeterias, theaters, performance and lecture spaces, specialty program classrooms, and student support services and administrative offices
- Improve school safety and security by installing/improving access control, security systems including cameras, fire alarm and suppression systems, communication systems, lighting, door locks, storage, fencing and gates and by making repairs to ensure safe buildings and grounds
- Repair or replace roofing
- Update parking and drop off areas to improve campus traffic and safety
- Repair, replace and/or upgrade paved surfaces, tracks, turf, grounds and outdoor areas, including lighting, to eliminate safety hazards and to facilitate outdoor instruction and gathering spaces
- Repair or replace outdated heating, ventilation and air-conditioning systems
- Improve, and upgrade technology infrastructure, electrical systems and wiring for computers and Internet access
- Repair or replace plumbing, gas, sewer and stormwater systems
- Construct and/or improve arts facilities, including for music and visual and performing arts
- Remove unneeded portable classrooms from school campuses
- Remove asbestos and mold from existing facilities
- Install, replace or improve physical education fields, surfaces and structures and playground areas, including shade structures, lighting, bleachers and other seating, press boxes, and pool facilities

Incidental Expenses. Each of the bond projects described in this Bond Project List include the costs of furnishing and equipping such facilities, and all costs which are incidental but directly related to the types of projects described above. Examples of incidental costs include, but are not limited to: costs of design, engineering, architect and other professional services, facilities assessments, inspections, site preparation, utilities, landscaping, irrigation, bond project construction management, administration and other planning and permitting, legal, accounting and similar costs; independent annual financial and performance audits; a customary construction contingency; abatement; demolition and disposal of existing structures; the costs of interim housing and storage during construction including relocation and construction costs incurred relating to interim facilities; the preparation or restoration of construction, renovation or remodeling; rental or construction of storage facilities and other space on an interim basis for materials and other equipment and furnishings displaced during construction; costs of relocating facilities and equipment as needed in connection with the projects; interim classrooms and facilities for

students, administrators, and school functions, including modular facilities; federal and state-mandated safety upgrades; addressing unforeseen conditions revealed by construction/modernization and other necessary improvements required to comply with existing building codes, including the Field Act; access requirements of the Americans with Disabilities Act; and costs of the election; bond issuance costs; and project administration during the duration of such projects, as permitted by law.

Furnishing and Equipping. Each project is assumed to include its share of furniture, fixtures, equipment, architectural, engineering, painting, and similar planning costs, program/project management, staff training expenses and a customary contingency for unforeseen design and construction costs. In addition to the listed projects stated above, the list also includes the acquisition of a variety of instructional, maintenance and operational equipment, including the reduction or retirement of outstanding lease obligations and interim funding incurred to advance fund projects from the list; installation of signage and fencing; payment of the costs of preparation of all facility planning, facility studies, assessment reviews, facility master plan preparation and updates, environmental studies (including environmental investigation, remediation and monitoring), design and construction documentation, and temporary housing of dislocated District activities caused by construction projects. The upgrading of technology infrastructure includes, but is not limited to, computers, projectors, portable interface devices, servers, switches, routers, modules, sound projection systems, printers, digital white boards, document projectors, telephone system, call manager and network security/firewall, wireless technology systems and other miscellaneous equipment.

Alterations to Scope; New Construction. The scope and nature of any of the specific projects described above may be altered by the District as required by conditions that may arise during the course of design and construction. In the event that a modernization or renovation project is more economical for or otherwise determined by the Board to be in the best interests of the District to be undertaken as new construction, this bond measure authorizes said new construction including land acquisition, relocation and construction at a new or alternative site, and/or demolition and reconstruction and/or repurposing on the original site, including an expanded site, and all costs relating thereto. In addition, this measure authorizes the acquisition of real property, including necessary rights of ways or other real property interests, required to expand District facilities, to provide access to school or other District facilities, or to provide additional school or related facilities. For any project involving rehabilitation or renovation of a building or the major portion of a building, the District shall be authorized to proceed with new construction instead, if the Board determines that replacement and new construction is more economically practical than rehabilitation and renovation, considering the building's age, condition, expected remaining life, and other relevant factors.

Interim Financing Included; Joint Use Projects Authorized. Authorized projects include paying and/or prepaying interim or previously obtained financing for the types of projects included on the Bond Project List, such as bond anticipation notes, and includes prepayment of lease payments to acquire title to facilities and/or equipment previously financed. Projects may also be undertaken on a joint use basis with other public entities.

Bond Project List Not in Order of Priority; Board Determines Prioritization. Approval of this bond measure does not guarantee that the proposed projects will be funded beyond the local revenues generated by the measure, or that projects will be undertaken, or undertaken at any specific District site. The District's capital needs currently exceed the amount of bonds the voters are being asked to authorize. The order in which particular projects are listed is not intended to suggest priority for funding or completion, and itemization of projects in the list above does not guarantee that any or all such projects will be undertaken. Project priorities will be determined by the Board. The ability of the District to undertake and complete the listed projects may change and is subject to numerous

variables including the adequacy and availability of sufficient funding sources. The District is unable to anticipate all unforeseen circumstances which may prevent some of the projects listed above from being undertaken or completed or affect their timing and priority.

Interpretation. The terms of this bond measure and the words used in the Bond Project List shall be interpreted broadly to effect the purpose of providing broad and clear authority for the officers and employees of the District to provide for the school facilities projects the District proposes to finance with the proceeds of the sale of bonds authorized by this proposition within the authority provided by law, including Article XIII A, Section 1(b)(3) of the California Constitution, Education Code Section 15000 *et seq.* and the Strict Accountability in Local School Construction Bonds Act of 2000. Words used in the Bond Project List such as repair, improve, upgrade, expand, modernize, renovate, and reconfigure are used to describe school facilities projects in plain English but are not intended to expand the nature of such projects beyond what is authorized by law. As such, in accordance with legal requirements, the Bond Project List does not authorize, and shall not be interpreted to authorize, expending proceeds of the sale of bonds authorized by this proposition for current maintenance, operation or repairs.

Severability. The Board hereby declares, and the voters by approving this Bond Measure concur, that every section and part of this bond proposition has independent value, and the Board and the voters would have adopted each provision hereof regardless of every other provision hereof. Upon approval of this measure by the voters, should any part be found by a court of competent jurisdiction to be invalid for any reason, all remaining parts hereof shall remain in full force and effect to the fullest extent allowed by law, and to this end the provisions of this bond measure are severable.

TAX RATE STATEMENT

An election will be held in the San Juan Unified School District (the "District") on November 5, 2024, to authorize the sale of up to \$950,000,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the Elections Code of the State of California. Such information is based upon the best estimates and projections presently available from official sources, upon experience within the District, and other demonstrable factors.

Based upon the foregoing and projections of the District's assessed valuation, the following information is provided:

1. The best estimate of the average annual tax rate that would be required to fund this bond issue over the entire duration of the bond debt service, based on estimated assessed valuations available at the time of filing of this statement, is \$60 per \$100,000. It is currently expected that the tax will be collected until fiscal year 2054-55.

2. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$60 per \$100,000 of assessed valuation. This rate is projected to apply in each fiscal year that bonds are outstanding.

3. The best estimate of total debt service, including principal and interest, that would be required to be repaid if all the bonds are issued and sold will be approximately \$1,500,000,000.

These estimates are based on projections derived from information obtained from official sources, and are based on the assessed value (not market value) of taxable property on the official tax roll of Sacramento County. In addition, taxpayers eligible for a property tax exemption, such as the homeowner's exemption, will be taxed at a lower effective tax rate than described above. Property owners should consult their own property tax bills and tax advisors to determine their property's

assessed value and any applicable tax exemptions. The attention of all voters is directed to the fact that the foregoing information is based upon projections and estimates only, which amounts are not maximum amounts and durations and are not binding upon the District. The actual debt service, tax rates and the years in which they will apply may vary depending on the timing of bond sales, the par amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the District based on the need for project funds and other considerations. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined by the County Assessor in the annual assessment and the equalization process.

s/ Melissa Bassanelli
Superintendent
San Juan Unified School District

ARGUMENT IN FAVOR OF MEASURE P

Protect our kids by Voting YES on P!

A California state audit found that Sacramento County tops the list for the most kids with lead poisoning. At the same time, most schools built before 1980, like the majority of San Juan schools, contain harmful asbestos.

Measure P improves student safety by removing toxic lead and asbestos from our schools.

Did you know that many of our local San Juan schools are over 70 years-old and in need of significant repairs?

YES on P fixes deteriorating classrooms and leaky roofs

YES on P fixes water pipes, plumbing, bathrooms, and electrical wiring

YES on P provides safe drinking water

YES on P replaces outdated security and fire safety systems so children can learn in safe, healthy classrooms

California has a massive teacher shortage, and in today's challenging economy, it's critical that we prepare students for 21st century jobs and careers.

Measure P improves education at our local schools and helps San Juan schools retain and attract the quality teachers our children need.

YES on P upgrades vocational and career education classrooms

YES on P upgrades math and science labs

Yes on P ensures students have access to a well-rounded education including music, visual and performing arts

Measure P has strong fiscal accountability requirements including

- Independent annual financial audits
- Review of all spending by a citizens' oversight committee
- Public disclosure of funds is required by law

ALL Measure P funds are required to be spent locally to improve our neighborhood San Juan USD schools, and tax rates are expected to remain the same.

Join Parents, Teachers, Firefighters and Community Leaders in Voting YES on P!

s/ Brandon Ida, Parent

s/ Lidia Melendez, Parent

s/ Michele Horner, Teacher of the Year 2022

s/ David Bare, Fire Captain Sacramento County

s/ Nichole Harshbarger, Teacher of the Year 2017

NO REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE P WAS FILED

NO ARGUMENT AGAINST MEASURE P WAS FILED

NO REBUTTAL TO ARGUMENT AGAINST MEASURE P WAS FILED